

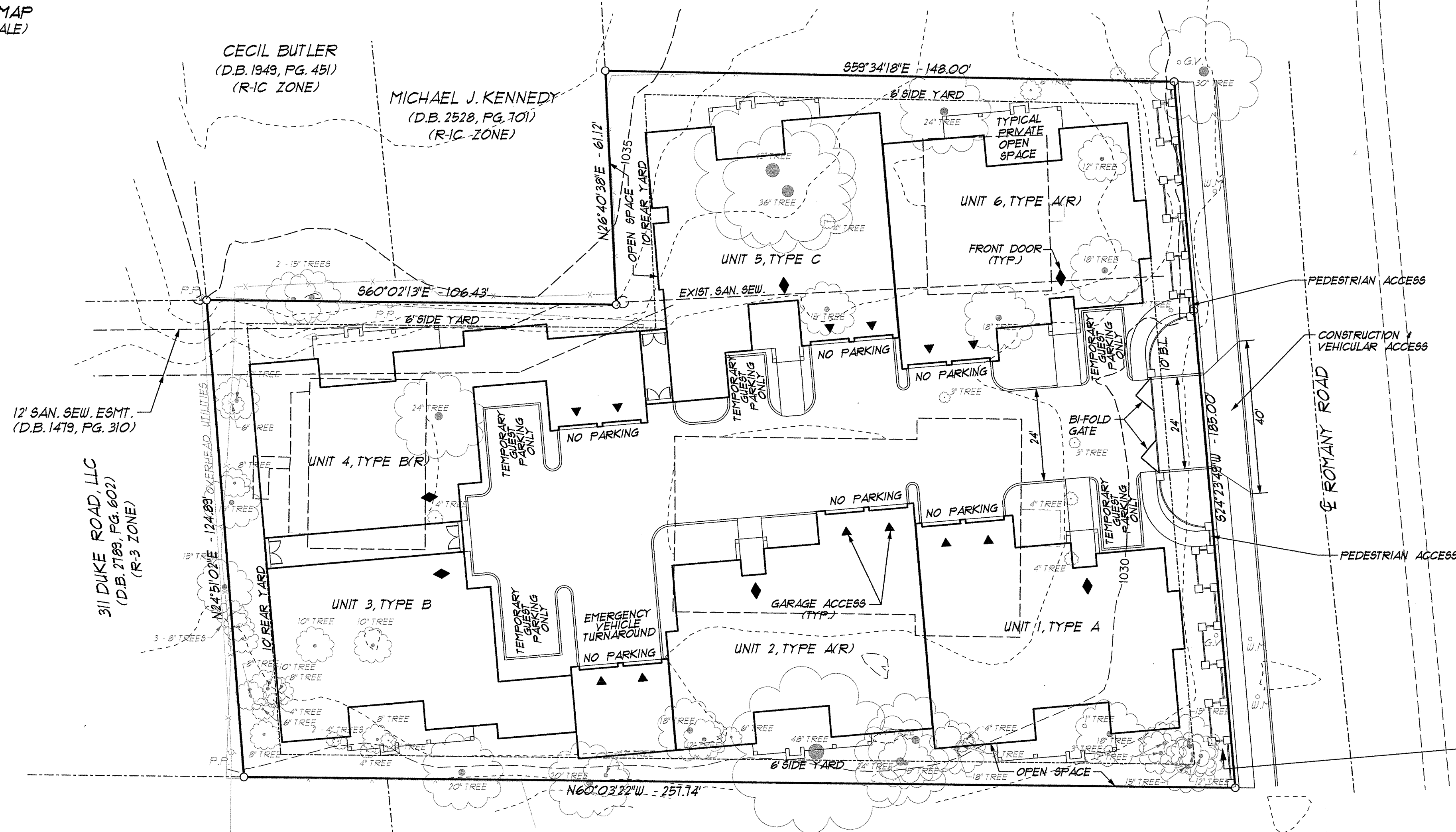
VICINITY MAP
(NOT TO SCALE)

WM. T. BURKE
(D.B. 2152, PG. 281)
(R-2 ZONE)

CECIL BUTLER
(D.B. 1949, PG. 451)
(R-1C ZONE)

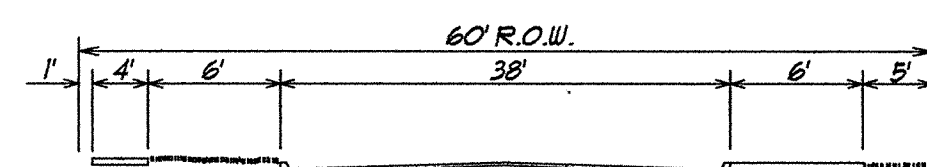
MICHAEL J. KENNEDY
(D.B. 2528, PG. 101)
(R-1C ZONE)

CHARLOTTE RENFRO
(D.B. 1680, PG. 504)
(R-1C ZONE)



JAMES C. & LUCY D. OWEN
(D.B. 2121, PG. 685)
(B-1 ZONE)

UNIT 1 = ±4,450 SQ. FT.
UNIT 2 = ±4,500 SQ. FT.
UNIT 3 = ±4,850 SQ. FT.
UNIT 4 = ±4,850 SQ. FT.
UNIT 5 = ±4,650 SQ. FT.
UNIT 6 = ±4,450 SQ. FT.



SECTION
ROMANY ROAD

PLANNING COMMISSION CERTIFICATION

I do hereby certify that this plan was approved by the Urban-County Planning Commission at its meeting held on _____, 20____.

Secretary _____ Date _____

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the sole owner(s) of record of the property shown hereon, do fully agree to all graphic and textual representations shown hereon, and do hereby adopt this as my (our) plan for this property.

Name _____ Company _____

Signature _____ Address _____

NOTES

- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
- 2) THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
- 3) ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
- 4) NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINANCE.
- 5) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SLOPES EXCEEDING 4:1 WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
- 6) LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6-10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PRESERVATION ORDINANCE.
- 7) SANITARY SEWERS, STORM SEWERS AND DRAINAGE SHALL MEET THE SPECIFICATION OF THE L.F.U.C.G. ENGINEERING MANUALS.
- 8) PARKING RESTRICTIONS SHALL BE INCORPORATED INTO THE HOMEOWNERS ASSOCIATION COVENANTS. PARKING IS NOT ALLOWED IN FRONT OF THE GARAGES. THE AREA IN FRONT OF THE GARAGE FOR UNIT #3 IS RESERVED FOR EMERGENCY VEHICLES TO TURN AROUND. THE GUEST PARKING SPACES ARE ONLY TO BE UTILIZED WHILE THE GUEST IS ON THE PREMISES.

TREE PRESERVATION PLAN
(PER TREE PROTECTION ORDINANCE)
0.34 ACRES
0.28 AC. REQUIRED CANOPY COVERAGE (30%)
17 LARGE TREES FULFILLS THE REQUIREMENTS
(150 S.F. PER LARGE TREE)

*Medium or Small trees can be used at the canopy coverage credits provided in Article 26-5(e)(2).

NOTE: THERE ARE NO TREE PROTECTION AREAS.

EXISTING TREE SPECIES = HACKBERRY, LOCUST, MAPLE, MULBERRY, OAK, PEAR, SYCAMORE & HONEY LOCUST
EXISTING SOIL TYPE = MAURY SILT LOAM

SOURCE OF CONTOURS

FIELD SURVEY

SITE STATISTICS:

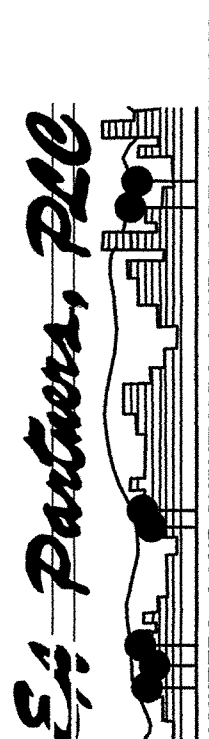
TOTAL AREA = 0.34 ACRES
ZONE = R-1T
NO. OF LOTS = 1
NO. OF UNITS = 6 (2 - STORY)
DENSITY = 6.4 UNITS PER NET ACRE
STREET FRONTAGE = 185 LF.
PARKING REQUIRED = 6 (1 PER UNIT)
PARKING PROVIDED = 17 (12 IN GARAGES, 5 SURFACE)
BUILDING COVERAGE = NO MAXIMUM
BUILDING COVERAGE = 20,000 S.F. PROPOSED
F.A.R. = NO MAXIMUM
OPEN SPACE = 4,100 S.F. REQUIRED (10%)
OPEN SPACE = 6,000 S.F. PROVIDED (15%)

DEVELOPER:

PAUL V. & JUDY A.
PATERNOSTRO
461 WOODLAKE WAY
LEXINGTON, KY 40502

OWNER:

EDWARD & BRENDA JONES
1121 SHAGBARK LANE
LEXINGTON, KY 40515



FINAL DEVELOPMENT PLAN

CHEVY CHASE SUBDIVISION
UNIT 19, LOT 7
310 ROMANY ROAD

LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN

DATE 10/09

CHECKED

REVISED

SHEET

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